



**Right where  
you belong**

---

at **Lyons Edge**

**gleeson**

**Homes designed to complement modern day living**



**With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey**

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



# Live with countryside on the doorstep

Offering countryside and the convenience of the city, Lyons Edge offers a perfect blend of both rural and city living. With a fantastic choice of 2, 3 and 4 bedroom semi-detached and detached homes, as well as 2 bedroom bungalows available, explore our site plan to find out more.

All homes at Lyons Edge come with anthracite windows and doors, a block-paved driveway, vehicle charging point, full fencing and an outside tap as standard. Built with energy efficiency in mind, all homes also feature an eco-friendly Air Source Heat Pump.

		
Moy 2 bedroom	Greystones 2 bedroom	Glin 3 bedroom
		
Altan 3 bedroom	Limerick 3 bedroom	Strade 3 bedroom
		
Neale 3 bedroom	Sandyford 3 bedroom	Clifden 3 bedroom
		
Milford 3 bedroom	Dalkey 4 bedroom	Grange 4 bedroom
		
Blessington 4 bedroom	Bantry 4 bedroom	DMS Discount Market Sale (conditions apply)



This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals. For specific property details, plot layouts or elevations, please speak to one of our Sales Executives.

# Living in South Hetton

South Hetton is a historic former mining village located in County Durham, well-served by local amenities and with a vibrant, established community. Living here, you will have easy access to the cities of Durham and Sunderland, as well as the beautiful North East coast, which is a short drive away. Also on your doorstep, you'll find many supermarkets, takeaways, and pubs, as well as great travel links to neighbouring towns and cities. Plus, only a 10-minute drive away, you'll find Dalton Park, a fantastic shopping outlet with free parking and many well-known brands and dining options.

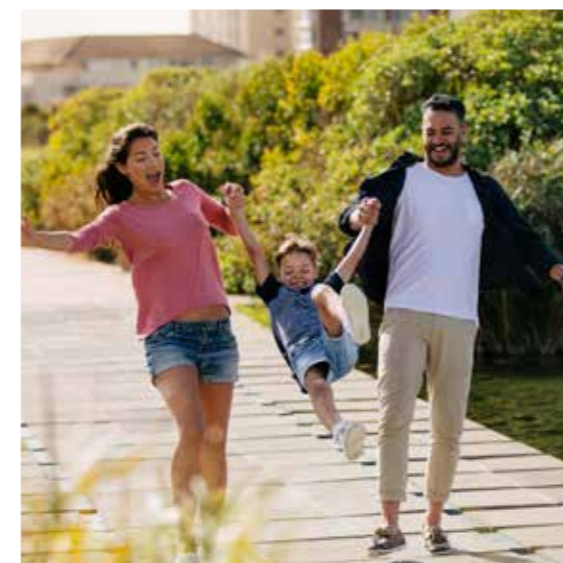


Blackhall Rocks Beach

Perfect for buyers seeking countryside calm with city convenience.



Durham



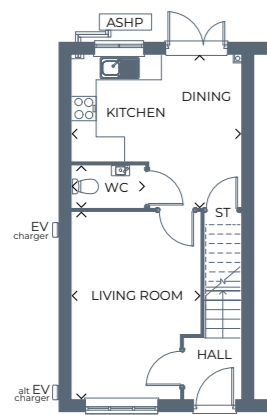
Sunderland



## Greystones

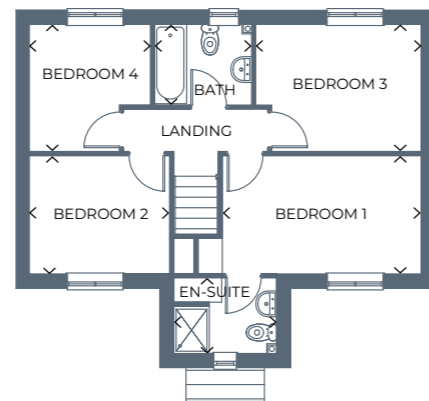
2 bedroom, semi-detached home

Benefitting from a bright living room, leading to a kitchen-diner, a handy cloakroom, two good-sized bedrooms and a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.74	13'7" x 12'3"
Living Room	4.59 x 3.16	15'1" x 10'4"
WC	1.80 x 1.05	5'11" x 3'5"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	3.76 x 4.14	12'4" x 13'7"
Bedroom 2	4.58 x 2.15	15'0" x 7'0"
Bathroom	3.02 x 1.90	9'11" x 6'3"

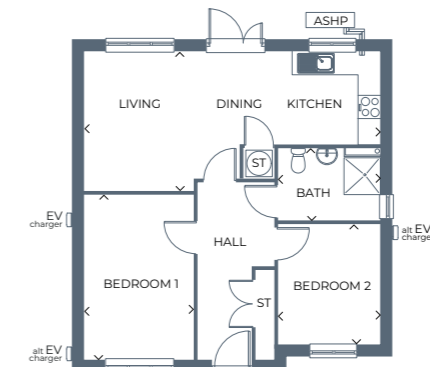
Gross internal area 750.7ft<sup>2</sup> / 69.74m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

## Moy

2 bedroom, detached bungalow

A stunning detached bungalow with an open-plan living space and kitchen-diner, two large bedrooms and a modern bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining / Living	7.74 x 3.61	25'5" x 11'10"

Room	Metres	Feet & Inches
Bedroom 1	4.31 x 2.85	14'1" x 9'4"
Bedroom 2	3.06 x 2.69	10' x 8'10"
Bathroom	2.87 x 2.7	6'2" x 8'10"

Gross internal area 654.2ft<sup>2</sup> / 60.78m<sup>2</sup>

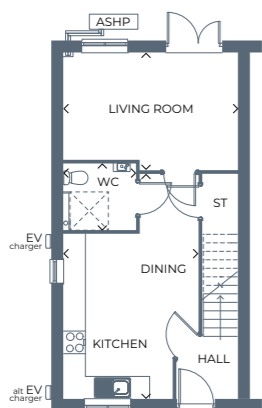
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



# Glin

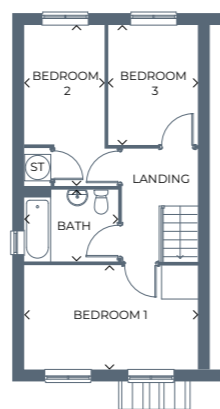
## 3 bedroom, semi-detached home

A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	5.94 x 3.56	19'5" x 11'8"
Living Room	4.59 x 3.11	15'1" x 10'4"
WC	1.91 x 1.77	6'3" x 5'10"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.24 x 2.14	13'11" x 7'0"
Bedroom 3	3.20 x 2.35	10'6" x 7'8"
Bathroom	2.47 x 1.87	8'1" x 6'2"

Gross internal area 901.2ft<sup>2</sup> / 83.72m<sup>2</sup>

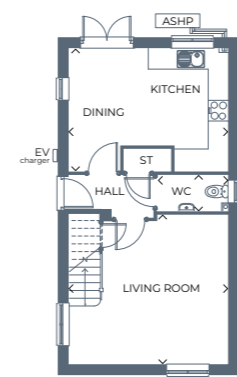
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Ground floor shower provision or location may vary; please speak to your Sales Executive



# Altan

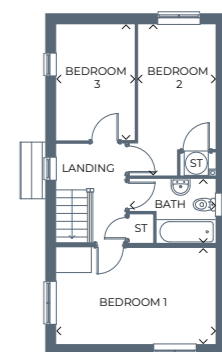
## 3 bedroom home, semi-detached home

A beautiful semi-detached home benefitting from an open-plan kitchen-diner with a spacious living room, three good-sized bedrooms and a family bathroom



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.59 x 3.54	15'1" x 11'7"
Living Room	4.59 x 4.35	15'1" x 14'3"
WC	2.06 x 1.04	6'9" x 3'5"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.30 x 2.23	14'1" x 7'4"
Bedroom 3	2.35 x 3.26	7'8" x 10'8"
Bathroom	2.50 x 1.84	8'2" x 6'0"

Gross internal area 901.6ft<sup>2</sup> / 83.76m<sup>2</sup>

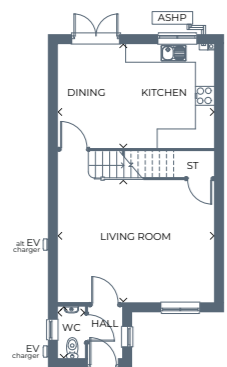
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



## Limerick

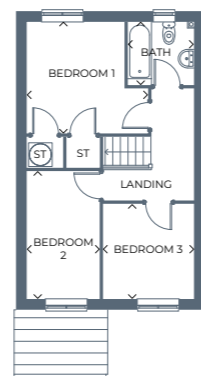
### 3 bedroom, detached home

A beautiful home with a bright, airy living room, spacious kitchen-diner, three versatile bedrooms and a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.92 x 3.28	16'2" x 10'9"
Living Room	4.92 x 3.86	16'2" x 12'8"
WC	0.85 x 1.59	2'10" x 5'3"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	3.58 x 3.29	11'9" x 10'10"
Bedroom 2	3.77 x 2.15	12'4" x 7'0"
Bedroom 3	2.67 x 2.80	8'9" x 9'2"
Bathroom	1.94 x 1.86	6'4" x 6'1"

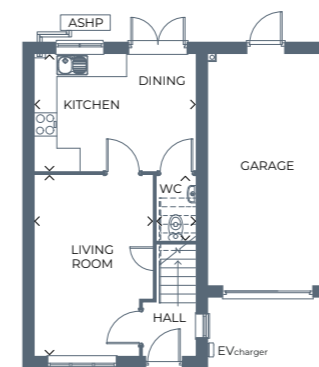
Gross internal area 903ft<sup>2</sup> / 83.89m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

## Strade

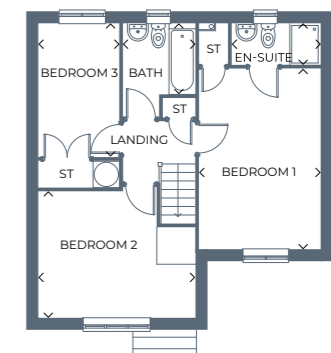
### 3 bedroom, detached home

This detached home features a spacious living room, modern kitchen-diner, with French doors out to the garden and three versatile bedrooms, the master with a luxurious en-suite.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.01	13'7" x 9'11"
Living Room	4.66 x 3.06	15'3" x 10'0"
WC	1.69 x 0.98	5'7" x 3'3"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.76 x 3.20	15'7" x 10'6"
En-suite	1.08 x 2.33	3'7" x 7'8"
Bedroom 2	3.24 x 4.15	10'8" x 13'7"
Bedroom 3	2.15 x 3.52	11'7" x 7'11"
Bathroom	1.86 x 1.89	6'1" x 6'2"

Gross internal area 1117.5ft<sup>2</sup> / 103.82m<sup>2</sup>

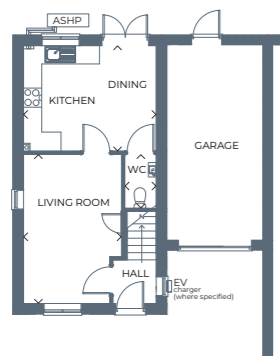
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Gross internal area includes integral garage.



## Neale

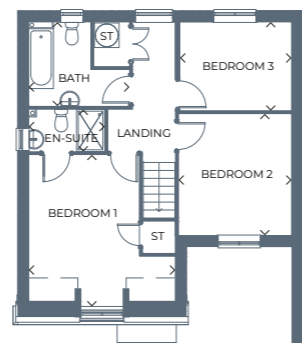
### 3 bedroom, semi-detached home

A stunning semi-detached home with an integral garage, featuring a spacious living room, modern kitchen-diner, three bedrooms, an en-suite and a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.29	13'7" x 10'10"
Living Room	4.65 x 3.06	15'3" x 10'1"
WC	1.69 x 0.98	5'7" x 3'3"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.14 x 4.16	13'7" x 13'8"
En-suite	2.15 x 1.20	7'0" x 3'11"
Bedroom 2	3.44 x 3.19	11'3" x 10'6"
Bedroom 3	3.14 x 2.51	10'4" x 8'3"
Bathroom	2.84 x 2.37	9'4" x 7'9"

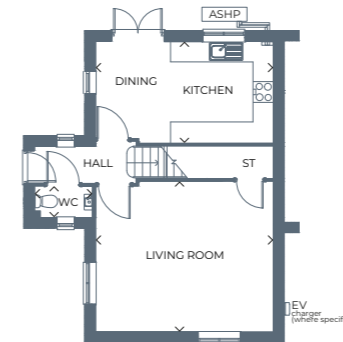
Gross internal area 1149.5ft<sup>2</sup> / 106.79m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Gross internal area includes integral garage.

## Sandyford

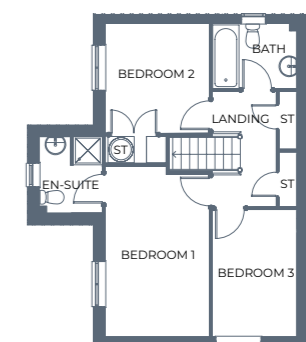
### 3 bedroom, semi-detached home

This semi-detached home offers a modern kitchen-diner with French doors to the garden, spacious living area, three bedrooms, an en-suite and a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Gross internal area 980.6ft<sup>2</sup> / 91.1m<sup>2</sup>

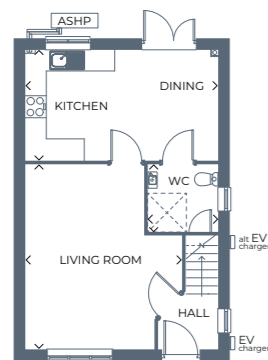
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



## Milford

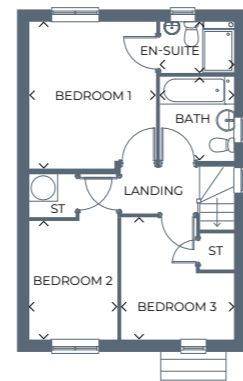
### 3 bedroom, detached home

A stunning detached home designed for modern living, with an open-plan kitchen-diner, living room, and three well-proportioned bedrooms.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	5.24 x 3.00	17'2" x 9'10"
Living Room	5.00 x 4.27	16'5" x 14'0"
Utility / WC	1.88 x 1.80	6'2" x 5'11"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	3.79 x 3.25	12'5" x 10'8"
En-suite	1.89 x 1.30	6'3" x 4'3"
Bedroom 2	2.20 x 3.03	7'2" x 9'11"
Bedroom 3	3.14 x 2.95	10'4" x 9'8"
Bathroom	1.90 x 2.21	6'3" x 7'3"

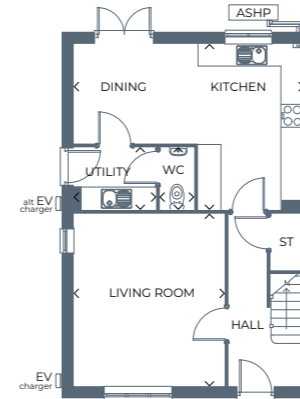
Gross internal area 916.4ft<sup>2</sup> / 85.14m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Ground floor shower provision or location may vary; please speak to your Sales Executive.

## Dalkey

### 4 bedroom, detached home

This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom.

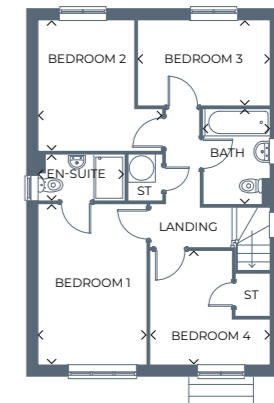


**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	6.00 x 4.31	19'8" x 14'2"
Living Room	4.48 x 3.94	14'8" x 12'11"
Utility	2.14 x 1.61	7'0" x 5'3"
WC	1.61 x 0.90	5'3" x 2'11"

Gross internal area 1155.2ft<sup>2</sup> / 107.32m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



**First floor**

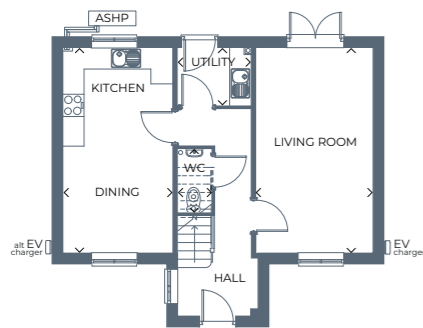
Room	Metres	Feet & Inches
Bedroom 1	4.18 x 2.82	13'8" x 9'3"
En-suite	2.24 x 1.16	7'4" x 3'10"
Bedroom 2	3.22 x 3.37	10'7" x 11'1"
Bedroom 3	3.40 x 2.20	11'2" x 7'3"
Bedroom 4	3.09 x 2.95	10'1" x 9'8"
Bathroom	2.47 x 1.71	8'1" x 5'7"



## Grange

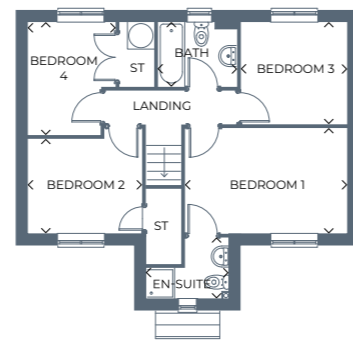
4 bedroom, detached home

A beautiful 4 bedroom detached home with a modern interior featuring an open-plan kitchen-diner, living room, and great-sized bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.52 x 2.94	18'1" x 9'8"
Living Room	5.52 x 3.12	18'1" x 10'3"
Utility	1.97 x 1.55	6'5" x 5'1"
WC	1.70 x 0.90	5'7" x 3'0"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.25 x 2.75	13'11" x 9'0"
En-suite	2.14 x 1.59	7'0" x 5'3"
Bedroom 2	2.47 x 2.99	8'1" x 9'10"
Bedroom 3	2.80 x 2.67	9'2" x 8'9"
Bedroom 4	2.28 x 2.95	7'6" x 9'8"
Bathroom	2.05 x 1.70	6'9" x 5'7"

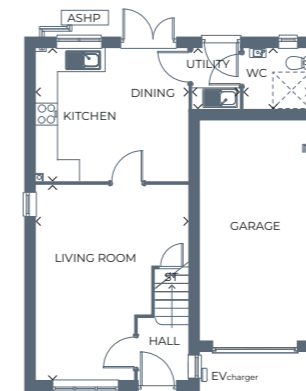
Gross internal area 1068.4ft<sup>2</sup> / 99.26m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

## Blessington

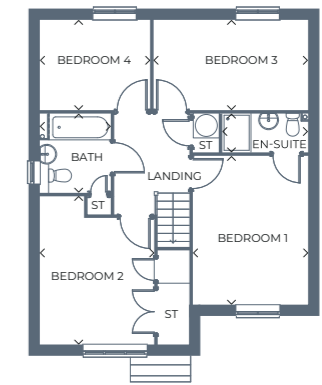
4 bedroom, detached home

An exceptional 4 bedroom detached home with a bright living area, open-plan kitchen-diner, plus utility room and versatile bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	3.60 x 4.14	11'10" x 13'7"
Living Room	5.30 x 4.14	17'5" x 13'7"
Utility	1.29 x 1.64	4'3" x 5'5"
WC	1.83 x 1.64	6'0" x 5'5"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.20 x 4.15	10'6" x 13'8"
En-suite	2.38 x 1.08	7'10" x 3'6"
Bedroom 2	4.1 x 3.13	13'5" x 10'3"
Bedroom 3	4.29 x 2.51	14'1" x 8'3"
Bedroom 4	3.05 x 2.51	10'0" x 8'3"
Bathroom	2.16 x 1.94	7'1" x 6'4"

Gross internal area 1372.7ft<sup>2</sup> / 127.53m<sup>2</sup>

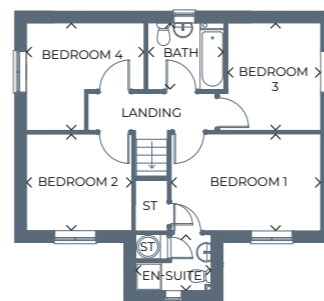
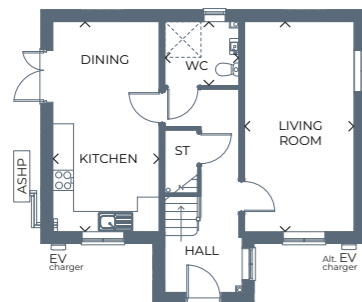
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Ground floor shower provision or location may vary; please speak to your Sales Executive. Gross internal area includes integral garage.



# Bantry

## 4 bedroom, detached home

A stunning 4 bedroom detached home featuring an open-plan kitchen-diner, living room, four spacious bedrooms, a family bathroom and a master en-suite.



### Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	2.94 x 5.89	9'8" x 19'4"
Living Room	3.03 x 5.89	9'11" x 19'4"
WC	2.05 x 1.80	6'9" x 5'11"

### First floor

Room	Metres	Feet & Inches
Bedroom 1	4.24 x 2.75	13'11" x 9'0"
En-suite	2.14 x 1.60	7'0" x 5'3"
Bedroom 2	2.99 x 2.75	9'10" x 9'0"
Bedroom 3	2.88 x 3.05	9'5" x 10'0"
Bedroom 4	3.34 x 3.05	11'0" x 10'0"
Bathroom	2.17 x 1.90	7'1" x 6'3"

Gross internal area 1135.9ft<sup>2</sup> / 105.53m<sup>2</sup>

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Ground floor shower provision or location may vary; please speak to your Sales Executive.



From floorplans, to dimensions and even virtual tours, visit our website to discover more information about your dream home.

Images, dimensions, and layouts are indicative only and are not plot-specific. Some images may also show optional upgrades at additional cost. Plot-specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home, and ground floor shower provision and location may differ; please confirm with your Sales Executive.

# Our standard specification

We work with well known brands to deliver a high level of specification, all at an affordable price.

- ✓ Standard features
- ★ Upgrades available, subject to build stage

## Kitchens

- Kitchen units, doors and handles from **Symphony Kitchens** ✓★
- Choice of worktops with matching upstands supplied from **Symphony Kitchens** ✓★
- Stainless steel splashback supplied from **Symphony Kitchens** ✓★
- Oven, hob and integrated cooker hood by **Beko** ✓★

## Bathroom

- Taps from **Methven** ✓
- Standard splashback tiling from **Porcelanosa** ✓★
- Standard height tiles to bathroom and en-suites from **Porcelanosa** ✓★
- White sanitaryware by **Twyford** ✓

## Finishing touches

- Matt white paint finish to walls and ceilings by **Crown or Dulux** ✓

## Peace of mind

- Two year **Gleeson warranty** from legal completion date ✓
- A further eight years of cover via your **NHBC Buildmark Warranty** ✓

All of the specification listed is included in our houses as standard. Correct at time of production, October 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



## Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

[Read more](#)

Upgrades and extras are subject to build stage and availability

# Let's make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

[Read more on our website >](#)



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.

## First-time Buyer Assist

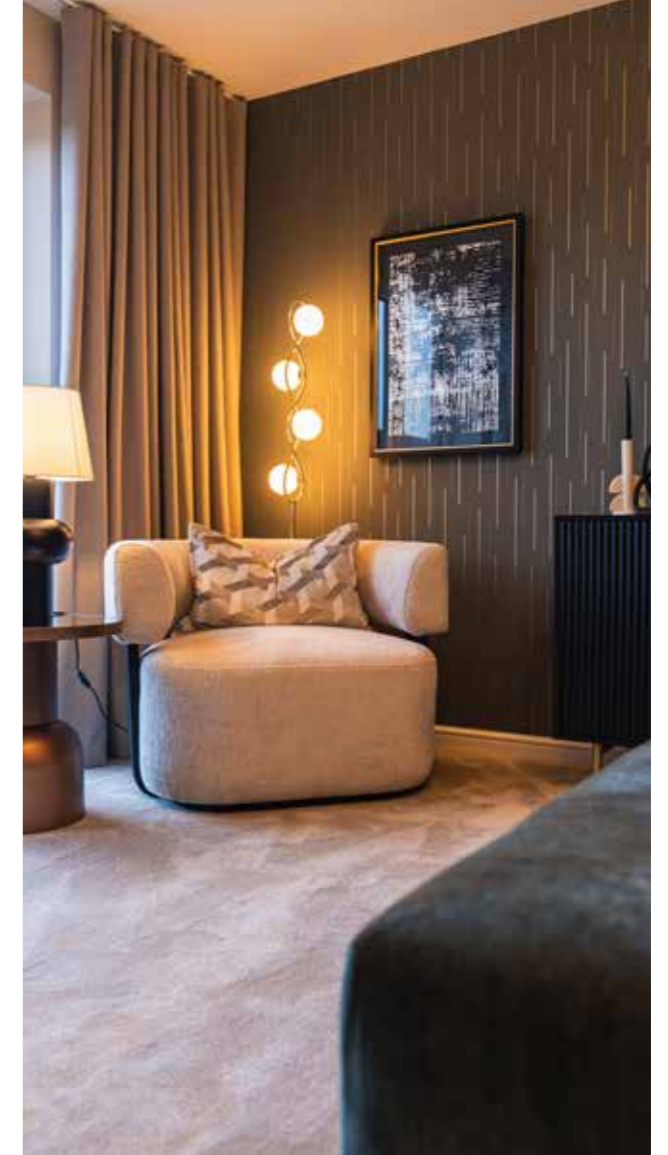
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

## Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more affordable.

## Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



## Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

## Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.

# What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



## Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



## Let us help you

When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.



### How to find us

**Visit us** Lyons Edge, Windsor Drive,  
South Hetton, DH6 2UU

**Contact us** 0191 300 8459  
[gleesonhomes.co.uk/developments/lyons-edge](https://gleesonhomes.co.uk/developments/lyons-edge)

### How to find us

Take the exit for the A690 towards Durham/Sunderland and follow the signs for South Hetton. Once in South Hetton, head towards Windsor Drive, where you will find the development entrance.

## Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customer's home buying stories to discover why they chose a Gleeson home and more about their experience.

[Customer stories](#)



All information correct at time of production, 28 April 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

DB-003-V5